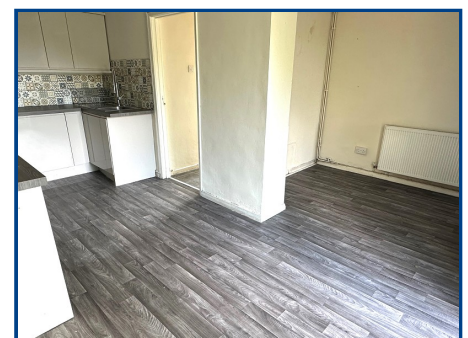
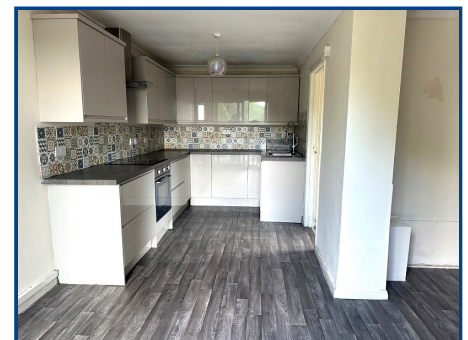


**The Uplands
Port Talbot
Neath Port Talbot.**

Price **£149,995**



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- LOUNGE/DINING ROOM
- KITCHEN & UTILITY ROOM
- GAS CENTRAL HEATING
- VIEWING IS RECOMMENDED



General Description

Offered for sale is this three bedroom semi detached property situated in this popular location close to the Port Talbot Town Centre, the Port Talbot Transport Hub and with easy access to the M4 Motorway. The Aberavon Beach is approximately 5.1 miles away and also the Afan Forest is approximately 11.2 miles with its various biking and hiking trails. Council Tax Band B.

The Uplands, Port Talbot, Neath Port Talbot.

Property Description

We are pleased to offer for sale this well presented three bedroom semi detached property with the accommodation comprising of the above mentioned bedrooms, hall, lounge/dining room, kitchen/breakfast room, vestibule, utility and bathroom/W.C. to the first floor. The property benefits from having gas central heating, double glazing and gardens to the front and rear. Viewing is recommended.

Hall

Stairs to the first floor, stained glass double glazed window to the front and radiator.

Lounge/Dining Room (23' 0" x 10' 02") or (7.01m x 3.10m)

Fireplace incorporating electric fire, double glazed window to the rear and double glazed window to the front.

Kitchen / Breakfast Room (17' 04" Max x 14' 07" Max) or (5.28m Max x 4.45m Max)

'L' shaped room fitted with a range of base and wall units with worktops over incorporating stainless steel sink and drainer. Electric oven, four ring ceramic hob and stainless steel extractor chimney over. Part tiled walls, vinyl flooring, coved ceiling and radiator. Understairs storage cupboard and double glazed French doors to the front.

Vestibule

Vinyl flooring, double glazed obscure door to the rear and door into:

Utility

Worktop, plumbing for washing machine, vinyl flooring and double glazed obscure window to the side.

First Floor Landing

Double glazed window to the side.

Bedroom 1 (11' 08" Max x 11' 06" Max) or (3.56m Max x 3.51m Max)

Mirror fronted fitted wardrobes across one wall, laminate floor and radiator. Double glazed window to the front.

Bedroom 2 (11' 05" Max x 10' 05" Max) or (3.48m Max x 3.18m Max)

Radiator and double glazed window to the rear.

Bedroom 3 (7' 04" x 6' 0") or (2.24m x 1.83m)

Radiator and double glazed window to the front.

Bathroom (7' 0" x 6' 04") or (2.13m x 1.93m)

Comprising shower enclosure with overhead shower, wash hand basin and W.C. set in a vanity unit. Part respatex panelling, part tiled walls and tiled flooring. Airing cupboard housing gas central heating boiler, vertical wall mounted radiator and access to loft. Double glazed obscure window to the side.

Outside

Tiered garden to the front laid with gravel leading to a patio area. Enclosed rear tiered garden laid mainly to lawn and planted with various trees and shrubs.

Broadband and Mobile phone

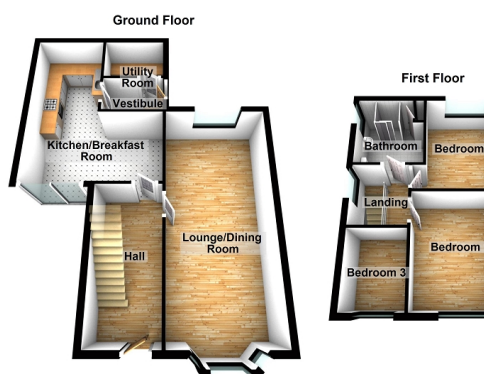
Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Tenure

Freehold

Council Tax

B



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.